

Note: The following case(s) is/are included in this ad.
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| Process No. | Applicant Name |
|-------------------------------|---|
| <u>03-344</u> | <u>75 ACRES L. L. C.</u> |
| <u>04-091</u> | <u>JUAN & IRMA TORRES</u> |
| | |

APPLICANT: 75 ACRES L. L. C.

- (1) RECONSIDERATION of a portion of Resolution CZAB11-40-99, passed and adopted by Community Zoning Appeals Board #11, which rezoned the subject property from GU to RU-3M, and only as applied to the subject property, all in accordance with §33-319 (k)(2) & (3) of the Miami-Dade County Code for the purpose of reaffirming the present RU-3M zoning as appropriate, or rezoning to an appropriate category:*

REQUEST #1 ON PARCELS "A" & "B"

SHOULD THE BOARD REAFFIRM THE RU-3M ZONING, THEN THE FOLLOWING:

- (2) RU-3M to IU-1

REQUEST #2 ON PARCEL "A"

AND:

- (3) RU-3M to BU-1A

REQUEST #3 ON PARCEL "B"

IF THE CURRENT RU-3M ZONING IS NOT REAFFIRMED, THE BOARD IS AUTHORIZED TO REZONE THE PROPERTY TO GU. IN THAT EVENT THE APPLICANT MAKES THE FOLLOWING REQUEST:

- (4) GU to IU-1

REQUEST #4 ON PARCEL "A"

AND:

- (5) GU to BU-1A

REQUEST #5 ON PARCEL "B"

- (6) Applicant is requesting to permit a setback of 10' from the rear (north) property line (20' required).

REQUEST #6 ON PARCEL "A"

- (7) DELETION of a Declaration of Restrictions in Official Records Book 18842 at Pages 4279 through 4625, and only as applied to the subject property.

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APPLICANT: 75 ACRES L. L. C.

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The purpose of the request is to remove a requirement that the property be developed in accordance with a site plan for a multiple family development, to allow the applicant to build in accordance with the proposed zoning.

REQUEST #7 ON PARCELS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of request #6 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance), and request #7 may be considered under §33-311(A)(7) or under §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

**** should the CZAB wish to rezone to another category which is not within the scope of this advertisement then this application must be deferred with leave to amend to advertise such zone as the CZAB wishes.***

SUBJECT PROPERTY: PARCEL "A": A parcel of land lying in the NE ¼ of Section 22, Township 55 South, Range 39 East, being more particularly described as follows;

Commence at the Northeast corner of Section 22, Township 55 South, Range 39 East; thence run S1°21'22"W, along the east line of the NE ¼ of the said Section 22, for a distance of 1,556.32' to a point; thence run N89°46'44"W for a distance of 55.01' to the Point of beginning of the hereinafter described parcel; thence continue N89°46'44"W for a distance of 399.44' to a point; thence run S1°21'22"W along a line parallel to the west right-of-way line of S.W. 137 Avenue, for a distance of 268.61' to a point; thence run S56°29'34"E for a distance of 20' to a point; thence run S33°30'26"W for a distance of 120' to a point; thence run S56°29'34"E for a distance of 290.9' to a point; thence run S89°46'44"E for a distance of 200.03' to a point on the west right-of-way line of S.W. 137 Avenue; thence run N1°21'22"E along the west right-of-way line of S.W. 137th Avenue for a distance of 539.61' to the Point of beginning. AND: PARCEL

"B": A parcel of land lying in the NE ¼ of Section 22, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of Section 22, Township 55 South, Range 39 East; thence run S1°21'22"W, along the east line of the NE ¼ of the said Section 22, for a distance of 2,095.93' to a point; thence run N89°46'44"W for a distance of 55.01' to the Point of beginning of the hereinafter described parcel; thence run S1°21'22"W along a line parallel to the east line of the NE ¼ of said Section 22, said line also being the west right-of-way line of S.W. 137 Avenue, for a distance of 176.12' to a Point of curvature of a circular curve concave to the Northwest, having for its elements a central angle of 87°17'32" and a radius of 25'; thence run SW/ly along the arc of said curve for an arc distance of 23.85' to a Point of tangency; thence run S88°38'54"W for a distance of 224.26' to the Point of curvature of a circular curve concave to the Northeast; thence run NW/ly along the arc of said curve, having for its elements a central angle of 44°9'53" and a radius of 460', for an arc distance of 354.58' to a Point of tangency; thence run N47°11'13"W for a distance of 386.26' to the Point of curvature of a circular curve concave to the Northeast; thence run N/ly along the arc of said curve, having for its elements a central angle of 50°31'25" and a radius of 460', for an arc distance of 405.63' to a point (said point bears N86°39'48"W from radius point); thence run S89°46'44"E for a distance of 619.53' to

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Council Area 11
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APPLICANT: 75 ACRES L. L. C.

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a point; thence run $S1^{\circ}21'22''W$ for a distance of 268.61' to a point; thence run $S56^{\circ}29'34''E$ for a distance of 20' to a point; thence run $S33^{\circ}30'26''W$ for a distance of 120' to a point; thence run $S56^{\circ}29'34''E$ for a distance of 290.9' to a point; thence run $S89^{\circ}46'44''E$ for a distance of 200.03' to the Point of beginning.

LOCATION: The Southwest corner of theoretical S.W. 140 Street & S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.7 Acres

RU-3M (Minimum Apartment House 12.9 units/net acre)

IU-1 (Industry – Light)

GU (Interim)

BU-1A (Business – Limited)

APPLICANTS: JUAN & IRMA TORRES

- (1) AU to RU-1M(b)
- (2) Applicant is requesting to permit parcels of land with frontages varying from 56.79' to 59.61' (60' required).

REQUESTS #1 & #2 ON PARCEL "A"

- (3) AU to EU-M

REQUEST #3 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "South Point II," as prepared by Alvarez, Aiguesvives and Associates, Inc., consisting of one sheet dated and signed March 26, 2004. Plan may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": The north 159.74' of the south 638.54' of the west ¼ of the SW ¼ of Section 33, Township 55 South, Range 39 East; subject to a dedication of west 35' thereof to Miami-Dade County for road purposes, as reflected in the Right-of-Way Deed filed on August 30, 1939 in Deed Book 1996, Page 238, less the east 5' of the west 40' of the north 159.74' of the south 638.54' of the west ¼ of the SW ¼ of Section 33, Township 55 South, Range 39 East, as reflected in the Right-of-Way Deed, as recorded in Official Record Book 9996, Page 758; LESS THE FOLLOWING DESCRIBED PORTION: Begin at the Southeast corner of the above described property; thence S89°29'54"W for 454.58' to a point; thence N1°18'28"W for 159.74' to a point, said point being 638.54' north of the south line of said SW ¼ of Section 33; thence N87°29'54"E parallel to said south line, SW ¼ of Section 33, for 454.38' to a point on the east line of the SW ¼, of the SW ¼, of said SW ¼ of Section 33; thence S1°22'56"E along the east line for 159.74' to the Point of beginning. AND: PARCEL "B": The north 159.74' of the south 638.54' of the west ¼ of the SW ¼ of Section 33, Township 55 South, Range 39 East; subject to a dedication of west 35' thereof to Miami-Dade County for road purposes, as reflected in the Right-of-Way Deed filed on August 30, 1939 in Deed Book 1996, Page 238, less the east 5' of the west 40' of the north 159.74' of the south 638.54' of the west ¼ of the SW ¼ of Section 33, Township 55 South, Range 39 East, as reflected in the Right-of-Way Deed, as recorded in Official Record Book 9996, Page 758; LESS THE FOLLOWING DESCRIBED PORTION: Commence at the Southeast corner of the above described property; thence S89°29'54"W 454.58' to the Point of beginning; thence continue S87°29'54"W for 187.24' to a point; said point being 40' east of the west line of said SW ¼ of Section 33; thence N1°16'16"W parallel to said SW ¼ for 159.74' to a point; said point being 638.54' north of the south line of said SW ¼ of Section 33; thence N87°29'54"E parallel to said south line for 187.15' to a point; thence S1°18'28"E for 159.74' to the Point of beginning.

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HEARING NO. 04-91

33-55-39
Council Area 11
Comm. Dist. 9

APPLICANTS: JUAN & IRMA TORRES

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LOCATION: 18205 S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.35 Acres

AU (Agricultural – Residential)
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)